



JUN 11 2018

DEPT. OF ASSESSMENT

RP-485-a (1/05)

NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX  
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM  
(Real Property Tax Law, Section 485-a)

(Instructions for completing this form are contained in Form RP-485-a-Ins)

1. Name and telephone no. of owner(s)  
169 Elk Street LLC  
Day No. (716) 332-5959 x116  
Evening No. (716) 553-0653  
E-mail address (optional) Michael J@ SavarinoCompanies.com
2. Mailing address of owner(s)  
500 Seneca Street, Suite 508  
Buffalo, NY 14204
3. Location of property (see instructions)  
169 Elk Street / 57 Euclid Buffalo  
Street address School district  
Buffalo Village (if any)  
City/Town
- Property identification (see tax bill or assessment roll)  
Tax map number or section/block/lot 122.51-1-1-1.2 (169 Elk)  
122.51-1-26.2 (57 Euclid)
4. General description of property for which exemption is sought (if necessary, attach plans or specifications): Four Story rehab of former catholic school to eleven residential apartments and one commercial space.
5. Use of Property: Residential Apartments (11) and commercial space (1)
6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: Demo and rehab of interior to preserve historical features to construct 11 apartments, community tenant space and commercial space.
7. Cost of alteration, installation or improvement: \$1.3M
8. Date construction of alteration, installation or improvement was commenced: January 2017
9. Date completed (attach certificate of occupancy or other documentation of completion): Anticipated June 30, 2017

## 10. Other exemptions.

- a. Is the property receiving or has it ever received any other exemption from real property taxation?

☒ Yes ☐ No

- b. If yes, what exemption was received?
- Religious
- When? \_\_\_\_\_

Were payments in lieu of taxes made during the term of that exemption? \_\_\_\_\_

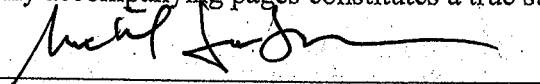
If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

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**CERTIFICATION**


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I, Michael Jackson, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.



Signature

5/1/2018

Date

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**FOR ASSESSOR'S USE**


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1. Date application filed:
- 6/11/18
2. Applicable taxable status date:
- 12/1/18

3. Action on application:
- ☒
- Approved
- ☐
- Disapproved

4. Assessed valuation of parcel in first year of exemption: \$
- 562,500.

5. Increase in total assessed valuation in first year of exemption: \$
- 418,500.

6. Amount of exemption in first year:
- 144,000.

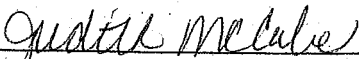
County  
City/Town  
Village  
School District

Percent

0  
100%  
100%

Amount

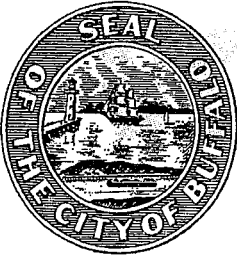
\$ 0  
\$ 418,500.  
\$ 418,500.



Assessor's signature

12/1/18

Date

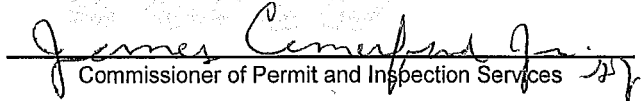


# CITY OF BUFFALO

## Certificate of Occupancy

Certificate No.: **10030822**

In accordance with the appropriate laws of the State of New York and/or the Ordinances of the City of Buffalo the structure(s) located at **169 ELK** Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, said structure(s) is hereby certified for occupancy. This certificate is issued subject to the limitation herein specified and is valid until revoked unless automatically voided by the conditions set forth on the reverse side of this certificate.

  
Commissioner of Permit and Inspection Services

Date Issued: **12/28/2017**

Total Occupancy: **11 DWELLING UNIT, 1 COMMERCIAL SPACE, 1 COMMON ROOM**

No. Units: **11**

No. Stories: **4**

No. Rooms: **0**

Building Type: **IIIB**

Zoning District: **N-3R**

Smoke Detectors: **12/21/2017**

CO2 Detectors: **12/21/2017**

Construction: **ORDINARY**

Class: **R2**

Inspector: **DAVID GRUNDY**

Date Inspected: **12/29/2017**

Expiration Date: **02/28/2018**

### Application Codes:

MDL Law: **Y**

City Ordinance: **Y**

Zoning Ordinance: **Y**

NYSUBC(19): **N**

Title 19: **N**

Permit No.: **232207**

Permit Date: **03/27/2017**

Receipt No.: **232207**

### Stories:

1ST FLOOR

2ND FLOOR

3RD FLOOR

4TH FLOOR

CONDITIONS

CONTINUED

CONDITIONS

CONTINUED

CONDITIONS

1 APARTMENT, 1 OFFICE

4 APARTMENTS

4 APARTMENTS

2 APARTMENTS 1 COMMON ROOM

1. THAT ONLY THE SECOND AND THIRD FLOORS BE RENTED FOR OCCUPATION AT THIS TIME.

2. THAT THE FIRST AND FOURTH FLOORS ARE TO BE FINISHED EXPEDITIOUSLY (WITHIN TWO MONTHS)

3. THAT ALL EXITING BE KEPT CLEAR AT ALL TIMES WHILE WORK IS FINISHED

Notes: BUILDING TYPE: **111 B** FULLY SPRINKLERED

**SEE REVERSE SIDE**



**CITY OF BUFFALO**  
**DEPARTMENT OF**  
**ASSESSMENT & TAXATION**



BYRON W. BROWN  
MAYOR

MARTIN F. KENNEDY  
COMMISSIONER

March 1, 2019

169 Elk Street LLC  
500 Seneca St. Ste.508  
Buffalo, NY 14204

Re: 485-a Real Property Tax Exemption

Re: 169 Elk

SBL # 122.51-1-1.2 Bill # 00268550

Assessed Value: \$562,500.

Increase in assessment: \$418,500.

Dear Michael Jackson,

Your application for an RPTL 485-a real property tax exemption has been approved for the above referenced property.

This exemption is for a period of twelve years, and will commence with the City of Buffalo 2019-2020 fiscal year tax and assessment roll. The exemption is calculated on the increase in assessment noted above.

Years	Percentage
1 – 8	100%
9	80%
10	60%
11	40%
12	20%

The remainder of the assessment will remain taxable during this period.

If you have any questions, please do not hesitate to call me at 716-851-5748.

Sincerely,

Judith A. McCabe

Assessor